

146.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

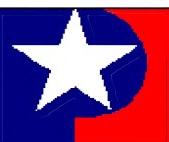
Total Card / Total Parcel

788,700 / 788,700

APPRAISED: 788,700 / 788,700

USE VALUE: 788,700 / 788,700

ASSESSED: 788,700 / 788,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
173		NEWPORT ST, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	SIMPSON STEVEN A/ETAL
Owner 2:	SIMPSON SUSAN
Owner 3:	

Street 1: 173 NEWPORT ST

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: \_\_\_\_\_

Owner 2: \_\_\_\_\_

Street 1: \_\_\_\_\_

Twn/City: \_\_\_\_\_

St/Prov: \_\_\_\_\_ Cntry: \_\_\_\_\_

Postal: \_\_\_\_\_

**NARRATIVE DESCRIPTION**

This parcel contains 4,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Wood Shingle Exterior and 1934 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
101							4400.000		346,300		800		441,600		788,700								96238	
																							GIS Ref	
																							GIS Ref	
																							Insp Date	
																							01/27/18	

**USER DEFINED**

Prior Id # 1:	96238
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:37:24
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 146.0-0005-0012.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,400	800	4,400.	441,600	788,800	788,800	Year End Roll	12/18/2019
2019	101	FV	266,900	800	4,400.	414,000	681,700	681,700	Year End Roll	1/3/2019
2018	101	FV	264,900	0	4,400.	342,200	607,100	607,100	Year End Roll	12/20/2017
2017	101	FV	264,900	0	4,400.	314,600	579,500	579,500	Year End Roll	1/3/2017
2016	101	FV	264,900	0	4,400.	287,000	551,900	551,900	Year End	1/4/2016
2015	101	FV	251,100	0	4,400.	281,500	532,600	532,600	Year End Roll	12/11/2014
2014	101	FV	251,100	0	4,400.	261,600	512,700	512,700	Year End Roll	12/16/2013
2013	101	FV	251,100	0	4,400.	249,000	500,100	500,100		12/13/2012

Parcel ID 146.0-0005-0012.0

Parc ID 146.0-0005-0012.0

!11453!

PRINT

Date Time

12/11/20 01:37:24

LAST REV

Date Time

04/09/18 14:03:54

apro

11453

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PAT ACCT.

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

DUNCAN STEPHEN 29175-148 10/1/1998 263,000 No No Y

REMODEL KITCHEN

REROOF

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																	
Type:	15 - Old Style			Full Bath:	1	Rating:	Good	A Bath:			Rating:																		
Sty Ht:	1T - 1 & 3/4 Sty			3/4 Bath:	1	Rating:	Average	A 3QBth:	1	Rating:	Good	1/2 Bath:											Rating:						
(Liv) Units:	1	Total: 1		A HBth:			Rating:		OthrFix:	1	Rating:	Fair									OTHER FEATURES								
Foundation:	2 - Conc. Block			Kits:	1	Rating:	Good	Level:	FY	LR	DR	D									K	FR	RR	BR	FB	HB	L	O	
Frame:	1 - Wood			A Kits:			Rating:		Other:			Rating:																	
Prime Wall:	1 - Wood Shingle			Fpl:	1	Rating:	Average	Upper:			Rating:																		
Sec Wall:			%	WSFlue:			Rating:		Lvl 2:			Rating:																	
Roof Struct:	1 - Gable			CONDO INFORMATION				Lvl 1:			Rating:																		
Roof Cover:	1 - Asphalt Shgl			DEPRECIATION				Lower:			Rating:																		
Color:	GREEN			Phys Cond:	GD - Good	18. %		Totals:	RMs:	6	BRs:	3	Baths:	1	HB	RESIDENTIAL GRID													
<b>GENERAL INFORMATION</b>				Functional:			Rating:		1st Res Grid Desc: Line 1 # Units: 1																				
Grade:	C - Average			Economic:			Rating:		Level:	FY	LR	DR									D	K	FR	RR	BR	FB	HB	L	O
Year Blt:	1936	Eff Yr Blt:		Special:			Rating:		Other:			Rating:																	
Alt LUC:			Alt %:	Override:			Rating:		Upper:			Rating:																	
Jurisdct:	G7	Fact: .		Total:	18.6 %		Rating:		Lvl 2:			Rating:																	
Const Mod:				CALC SUMMARY				Lvl 1:			Rating:																		
Lump Sum Adj:				COMPARABLE SALES				Lower:			Rating:																		
<b>INTERIOR INFORMATION</b>				Basic \$ / SQ:	130.00		Rate		No Unit	RMS	BRS	FL									RES BREAKDOWN								
Avg Ht/FL:	STD			Size Adj.:	1.33115470		Parcel ID	Typ	Date	Sale Price			Exterior:																
Prim Int Wall:	2 - Plaster			Const Adj.:	0.98990101								Interior:																
Sec Int Wall:			%	Adj \$ / SQ:	171.302								Additions:	2005															
Partition:	T - Typical			Other Features:	104800								Kitchen:	2002															
Prim Floors:	3 - Hardwood			Grade Factor:	1.00								Baths:																
Sec Floors:			%	NBHD Inf:	1.00000000								Plumbing:																
Bsmnt Flr:	12 - Concrete			NBHD Mod:									Electric:																
Subfloor:				LUC Factor:	1.00								Heating:																
Bsmnt Gar:	1			Adj Total:	425465								General:																
Electric:	3 - Typical			Depreciation:	79136								Total:	1	6	3													
Insulation:	2 - Typical			Deprecated Total:	346328																								
Int vs Ext:	S																												
Heat Fuel:	2 - Gas																												
Heat Type:	3 - Forced H/W																												
# Heat Sys:	1																												
% Heated:	100																												
Solar HW:	NO																												
% Com Wall:																													
% Sprinkled:																													
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:			Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 146-0-0005-0012.0												<b>IMAGE</b>													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc											
19	Patio	D	Y		10X20	A	AV	2010	4.13	T	7.2	101			800		800												
More: N				Total Yard Items:				800				Total Special Features:				800													